

44-2 - 87

BK 3914 PG 197

42-161

130-132

42-144 + 145 + 146

134-136

42-148 + 149 + 150

141-150

43-7 to 43-18

154A

42-154

155

**NO TRANSFER**

157

42-155

159

**DEPAID**

42-157

009916

MAINE STATUTORY SHORT FORM

MORTGAGEE'S QUIT-CLAIM DEED  
(without covenant)

42-159

KNOW ALL MEN BY THESE PRESENTS, that Peoples Heritage Savings Bank, a Maine banking corporation, having its principal place of business at One Portland Square, Portland, Maine 04101, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by APEX, Inc., a Maine corporation having a mailing address of One Portland Square, Portland, Maine 04101, ("Grantee") the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY AND FOREVER QUIT-CLAIM unto said Grantee, its successors and assigns forever, all its right, title and interest, if any, in and to the real estate described on Exhibit A attached hereto, being certain land located in the City of Waterville, County of Kennebec, State of Maine (the "Property").

The purpose of this deed is to release unto said Grantee the interests, if any, that Peoples Heritage Savings Bank might have in the above-described Property by virtue of a Mortgage and Security Agreement dated June 19, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3183, Page 100, which Property Peoples Heritage Savings Bank has the authority to convey by virtue of and in execution of a statutory Power of Sale contained in the above-mentioned mortgage, pursuant to all of which a foreclosure by Power of Sale was conducted on May 14, 1991, at which sale Grantee was the highest bidder for the Property herein conveyed. In accordance with the provisions of 14 M.R.S.A. §6203-A, this mortgage deed is given conveying all interests of Peoples Heritage Savings Bank in the land and improvements.

This Conveyance is made subject to real estate taxes assessed by and payable to the City of Waterville, Maine. By acceptance of this Deed, Grantee acknowledges that no express or implied representations have been or are made concerning the physical condition of the land and improvements hereby conveyed.

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TO HAVE AND TO HOLD the same, together with all of the privileges and appurtenances therein belonging to Peoples Heritage Savings Bank, its successors and assigns forever.

IN WITNESS WHEREOF, Peoples Heritage Savings Bank has caused this instrument to be sealed with its seal and signed in its name by Peter H. Traill, its Vice President, hereunto duly authorized, this 21 day of May, 1991.

SIGNED, SEALED AND DELIVERED  
 IN THE PRESENCE OF:

PEOPLES HERITAGE SAVINGS BANK

Shirley Barker  
 Witness

By: Peter H. Traill

Peter H. Traill  
 Its Vice President

STATE OF MAINE  
 COUNTY OF CUMBERLAND, ss.

May 21, 1991

Personally appeared the above-named Peter H. Traill, the Vice President of Peoples Heritage Savings Bank, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Peoples Heritage Savings Bank.

Before me,

Marge A. Barker  
 Notary Public/Attorney-at-Law  
 MARGE A. BARKER  
 NOTARY PUBLIC, MAINE  
 MY COMMISSION EXPIRES SEPTEMBER 30, 1993  
 Print name and title

My Commission Expires: \_\_\_\_\_



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43-7 to 43-18  
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EXHIBIT A

A certain lot or parcel of land together with the buildings and improvements thereon located in the Town [City] of Waterville, County of Kennebec, and State of Maine, more particularly bounded and described herein.

Commencing at the northeast corner of the homestead farm of Hazel M. Marsh; thence southerly along the westerly line of Cool Street about 330 feet to a point, which point is 300 feet southerly measured at right angles of the northerly line of said homestead farm, and which point marks the northeast corner of land formerly of said Ralph Nash, which land was conveyed to him by warranty deed of said Hazel M. Marsh dated April 26, 1948, and recorded in the Kennebec Registry of Deeds in Book 876, Page 192; thence westerly along the northerly line of said land formerly of said Ralph Nash to the easterly line of the First Rangeway; thence northerly along the easterly line of said First Rangeway to the northerly line of said homestead farm; thence easterly along the northerly line of said homestead farm to the point of beginning.

Excepting and reserving therefrom, however, a parcel of land described as follows: Commencing at the northeast corner of said homestead farm of said Hazel M. Marsh; thence southerly along the westerly line of Cool Street about 330 feet to a point, which point is 300 feet southerly measured at right angles from the northerly line of said homestead farm; thence westerly and in the aforesaid northerly line of the land formerly of said Ralph Nash about 300 feet; northerly at right angles about 300 feet to said northerly line of said Hazel M. Marsh; thence easterly along said northerly line of said Hazel M. Marsh about 440 feet to the point of beginning, containing approximately 2 1/2 acres.

ALSO a right of way to build and maintain a sewer across excepted parcel extending from its westerly line to the westerly line of Cool Street 10 feet in width and having as its median line the median line of said reserved parcel.

Hereby conveying and releasing the same premises and right of way conveyed to Harry Silver by Hazel M. Marsh by her warranty deed dated April 30, 1949, recorded in said Registry in Book 882, Page 430, and thereafter conveyed to said Ralph Nash by said Harry Silver by warranty deed dated October 3, 1955, and recorded in said Registry in Book 1156, Page 495.

The above premises are part of the premises described in a quit-claim deed from Marian C. Mallard and Helen Harrison to

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Waterville Apartments, Inc., dated January 22, 1972 and recorded in said Registry in Book 1572, Page 701, and in quit-claim deed to Triangle Construction Company, Inc., from said Waterville Apartments, Inc., dated January 22, 1972 and recorded in said Registry in Book 173, Page 82.

And being the same premises conveyed to the Estate of Ralph Nash, Linda H. Lewis, Personal Representative, by Triangle Construction Company, Inc., Hadley R. Chandler, and Charles Chandler by quit-claim deed dated February 8, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2795, Page 195.

Being the same premises conveyed to the said Michael S. Nash by deed of Linda Lewis, Personal Representative of the Estate of Ralph Nash by Executrix's Deed dated November 11, 1985 and recorded in the Kennebec County Registry of Deeds.

Except for portions of the Mortgaged Premises released by: (1) Partial Release of Mortgage on Lot No. 10 dated May 13, 1988 and recorded in said Registry in Book 3346, Page 324; (2) Partial Release of Mortgage on Lot No. 1 dated June 16, 1988 and recorded in said Registry in Book 3369, Page 330; (3) Partial Release of Mortgage on Lot No. 24 dated July 15, 1988 and recorded in said Registry in Book 3391, Page 104; (4) Partial Release of Mortgage on Lot No. 23 dated July 15, 1988 and recorded in said Registry in Book 3393, Page 145; (5) Partial Release of Mortgage of Lot No. 17 dated October 14, 1988 and recorded in said Registry in Book 3444, Page 279; (6) Partial Release of Mortgage on Lot No. 2 dated February 8, 1989 and recorded in said Registry in Book 3508, Page 004; (7) Partial Release of Mortgage on Lot No. 21 dated March 17, 1989 and recorded in said Registry in Book 3519, Page 031; (8) Partial Release of Mortgage on Lot No. 11 dated June 5, 1989 and recorded in said Registry in Book 3556, Page 309; (9) Partial Release of Mortgage on Lot No. 18 dated June 9, 1989 and recorded in said Registry in Book 3559, Page 343; (10) Partial Release of Mortgage on Lot No. 19 dated August 9, 1989 and recorded in said Registry in Book 3596, Page 062; (11) Partial Release of Mortgage on Lot No. 20 dated August 16, 1989 and recorded in said Registry in Book 3599, Page 217; (12) Partial Release of Mortgage on Lot No. 22 dated September 15, 1989 and recorded in said Registry in Book 3616, Page 161; and (13) Partial Release of Mortgage on Lot No. 7 dated April 9, 1990 and recorded in said Registry of Deeds in Book 3714, Page 229.

DLG/70745.an3

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RECEIVED KENNEBEC SS.

1991 MAY 28 AM 9:00

ATTEST: *Theresa B. Mearns*  
 REGISTER OF DEEDS